



## **General Project Information**

### **5. Narrative:**

- a) Description of development project you are proposing:  
The project involves constructing a 2,390 sf single-story addition utilized as service bays onto the existing Charlie's Subaru building. The parcel contains two zoning districts (CC & RA) with the zoning line extending in an east-west direction approximately five feet south of the front of the existing Subaru building. Automobile dealerships are not allowed in the RA Zone. The new addition will be situated in the RA Zone and therefore we are asking for an expansion of a non-conforming use.
- b) Size of any proposed building expansion (total sq.ft.):  
The new addition will be 2,390 sf in size.
- c) All the specific uses occurring on site (e.g. retail, warehouse, storage, manufact.):  
The site is and will be utilized for automobile sales and service.
- d) Number of employees on-site for your largest shift:  
There are 22 employees during the largest shift today and with the additional service bays there will be another 3 employees added bringing the total to 25 employees.
- e) Estimated number of vehicles entering your site on a daily basis:  
Based on the addition size (2,390 sf) the maximum peak hour (PM) generator will be 6.5 trips. These calculations are based on the ITE Manual (8<sup>th</sup> Edition).
- f) Total square footage of impervious surface area existing on site today:  
There is 107,070 sf of impervious area contained on the 5.8 acre parcel.
- g) Total square footage of impervious surface area after proposed development occurs:  
The total proposed impervious area will be 107,070 square feet because the proposed addition will be sited over existing paved areas.

This document was created with Win2PDF available at <http://www.win2pdf.com>.  
The unregistered version of Win2PDF is for evaluation or non-commercial use only.  
This page will not be added after purchasing Win2PDF.

CITY OF AUGUSTA, MAINE

# **Conditional-Use Application**

## **I. Applicant / Owner Information**

1. Applicant Name: <u>Shuman Family LLC. (c/o Lou Parent)</u>		
Mailing Address: <u>278 Memorial Drive Winthrop, Maine 04364</u>		
Phone Number: <u>622-7327</u>	Email Address <u>lou@charliesmm.com</u>	
2. Authorized Agent: <u>E.S. Coffin Engineering &amp; Surveying (c/o Jim Coffin)</u>		
Mailing Address: <u>P.O. Box 4687 Augusta, ME 04330-1687</u>		
Phone Number: <u>623-9475</u>	Email Address <u>jcoffin@coffineng.com</u>	
3. Property Owner Name: <u>Shuman Family LLC.</u>		
Mailing Address: <u>278 Memorial Drive Winthrop, Maine 04364</u>		
Phone Number: <u>622-7327</u>	Email Address <u>lou@charliesmm.com</u>	
4. Which form of required "evidence of standing" is being <u>submitted</u> with this application?:		
<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Signed Lease Contract	<input type="checkbox"/> Signed Purchase/Sale/Option Agreement
<input type="checkbox"/> Signed Written Agreement from Owner		

## **II. General Project Information**

### **5. Please attach a narrative identifying the following about your project:**

- Description of development project you are proposing** (e.g. expansion of existing mixed-use commercial building; new office building; expansion of manufacturing shifts; expansion of commercial parking/loading areas; different land use; etc).
- size of any proposed building expansion (total sq.ft.).**
- all the specific uses occurring on site (e.g. retail, warehouse, storage, manufact.)** (identify what is occurring today and what will change after proposed development occurs).
- number of employees on-site for your largest shift** (or for unmanned sites, how often per month site is visited by vehicles).
- estimated number of vehicles entering your site on a daily basis** (broken down by number of delivery vehicles and number of customer/visitor/employee vehicles).
- total square footage of impervious surface area existing on site today** (total square footage of first floor of each building plus square footage of all parking areas).
- total square footage of impervious surface area after proposed development occurs.**

6. Lot Size: (ac.) 5.8 acres

7. Lot Frontage: (ft.) 317'

8. Zoning District(s): CC & RA

9. Project Location : 466 Western Avenue  
Street

16 - 30  
Assessor Tax Map # + lot #(s)

### III. Applicant Acknowledgments

#### 10. Complete Application Required.

This application is being submitted under the requirements of the Augusta Land-Use Ordinance. As the applicant, I understand that this application must contain a complete submission of required materials by the application deadline date in order to be heard by the Planning Board. The deadline allows for adequate review by City Staff and the Planning Board; and as such, any applications that are not complete by the submission deadline date will not be placed on the Planning Board meeting agenda. To insure review by the Planning Board on the date desired, the applicant should submit materials at least 7 days ahead of the deadline so that staff can determine completeness of materials.

#### 11. Drawings and/or Maps are required

For formal submittals to the Planning Board (see drawing requirements attached to this application). Generally, drawings for projects with new buildings or additions less than 1,000 sq. ft. in floor area, (or) projects that do not involve changing the existing structure, can be done by hand, as long as they are drawn to-scale. For developments creating 1,000 sq.ft. or more of new impervious development, a formal plan drawn by a professional engineer shall be required to be submitted with this application. Drawings are critical to the Planning Board and City staff in adequately understanding existing and proposed site conditions, as well as seeing the relationships between proposed structures and the projected impacts of parking, traffic, stormwater runoff, buffer areas, noise, etc. on abutters.

Signature of Applicant / Agent: \_\_\_\_\_



Signature of Property Owner: \_\_\_\_\_

Today's Date: **September 12, 2014**

#### 12. Checklist of Required Submission Materials:

Paper Copy	Included	Waiver Requested
11 copies of the application form and narratives	<input checked="" type="checkbox"/>	
11 copies of the deed, Purchase & Sale agreement, or other document to show standing	<input checked="" type="checkbox"/>	
3 copies of any stormwater report	<input checked="" type="checkbox"/>	
2 copies of any traffic report	<input checked="" type="checkbox"/>	
7 reduced-sized copies of the complete plan set on 11" x 17" size paper	<input checked="" type="checkbox"/>	
4 full-sized copies of the complete plan set on ANSI D or E size paper	<input checked="" type="checkbox"/>	
11 copies of a letter authorizing the agent to represent the applicant	<input checked="" type="checkbox"/>	
Payment in full of \$50 application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	<input checked="" type="checkbox"/>	
<b>Electronic Copy</b>		
1 CD that includes each of the application documents in Adobe PDF format	<input checked="" type="checkbox"/>	



#### For Official Use:

☐ \$50 **Conditional Use** Application Fee Paid. Received By (Initials): \_\_\_\_\_ Date: \_\_\_\_\_

☐ \$ \_\_\_\_\_ **Abutter** Notification Fee Paid. Received By (Initials): \_\_\_\_\_ Date: \_\_\_\_\_

This document was created with Win2PDF available at <http://www.win2pdf.com>.  
The unregistered version of Win2PDF is for evaluation or non-commercial use only.  
This page will not be added after purchasing Win2PDF.

**City of Augusta**  
**Development Review Application**  
 Bureau of Planning, Department of Development Services

<b>Address of Proposed development:</b> <span style="color: red;">466 Western Avenue</span>		
<b>Zone(s):</b> <span style="color: red;">CC (Regional Business District) &amp; RA (Low Density Residential District)</span>		
<b>Project Name:</b> <span style="color: red;">Charlie's Subaru</span>		
<b>Existing Building (sq. ft.):</b> <span style="color: red;">12,100 sf</span>	<b>Proposed Building (sq. ft.):</b> <span style="color: red;">2,390 sf</span>	
<b>Existing Impervious (sq. ft.):</b> <span style="color: red;">107,070 sf</span>	<b>Proposed Imperv. (sq. ft.):</b> <span style="color: red;">107,070 sf</span>	
<b>Proposed Total Disturbed Area of the Site:</b> <span style="color: red;">3,715 sf</span> Proposed disturbance of greater than one acre requires a Chapter 500, Stormwater Management Permit from the Maine Department of Environmental Protection (DEP).		
<b>Owner's Name/Address:</b> <span style="color: red;">Shuman Family LLC.          c/o Lou Parent          278 Memorial Drive          Winthrop, ME 04364</span>  <b>Phone #:</b> <span style="color: red;">622-7327</span>  <b>Cell #:</b>  <b>e-mail:</b> <span style="color: red;">lou@charliesmm.com</span>	<b>Applicant's Name/Address:</b> <span style="color: red;">Shuman Family LLC.          c/o Lou Parent          278 Memorial Drive          Winthrop, ME 04364</span>  <b>Phone #:</b> <span style="color: red;">622-7327</span>  <b>Cell #:</b>  <b>e-mail:</b> <span style="color: red;">lou@charliesmm.com</span>	<b>Consultant's Name/Address:</b> <span style="color: red;">E.S. Coffin Engineering &amp;          Surveying c/o Jim Coffin          P.O. Box 4687          Augusta, ME 04330-1687</span>  <b>Phone #:</b> <span style="color: red;">623-9475</span>  <b>Cell #:</b> <span style="color: red;">242-8500</span>  <b>e-mail:</b> <span style="color: red;">jcoffin@coffineng.com</span>
<b>Tax Map #:</b> <span style="color: red;">16</span> <b>Lot #:</b> <span style="color: red;">30</span>	<b>Lot Size (acres):</b> <span style="color: red;">5.8</span>  <b>Frontage (Feet):</b> <span style="color: red;">317'</span>	<b>Form for Evidence of Standing</b> (deed, purchase and sale agreement, other): <span style="color: red;">Deed</span>
<b>For Staff Use</b> <b>Fee Calculation:</b> Major Development max fee is \$4,000; Minor Development max fee is \$1,000 <b>Major Development:</b> \$2,000 + (number of sq ft over 25,000 x \$0.15) = <b>Minor Development:</b> \$250 + (number of sq ft over 5,000 x \$0.15) = <b>All Development:</b> Number of Abutters x (1oz First Class postage fee + \$0.15) = <b>Total Fee:</b>		
<b>Signatures</b>  <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <b>Applicant:</b> <u></u>   <b>Owner:</b> _____   <b>Agent:</b> <u></u> </div> <div style="width: 35%;"> <b>Date:</b> <span style="color: red;">September 12, 2014</span>   <b>Date:</b> _____   <b>Date:</b> <span style="color: red;">September 12, 2014</span> </div> </div>		

**Checklist.** The checklist below must be completed by the applicant. The required material or a written waiver request must be provided.

<b>Information Required on Plan(s)</b> See Augusta Land Use Ordinance for greater detail	<b>Included</b>	<b>Waiver Requested</b>
a. Name of Site Plan (Sec 4.5.2.1 of the Land Use Ordinance)	<input checked="" type="checkbox"/>	
b. Owner(s) name and address (4.5.2.2)	<input checked="" type="checkbox"/>	
c. Deed reference to subject parcel (4.5.2.3)	<input checked="" type="checkbox"/>	
d. Engineer's name, address, signature and seal (4.5.2.4)	<input checked="" type="checkbox"/>	
e. Surveyor's name, address, signature and seal (4.5.2.5)	<input checked="" type="checkbox"/>	
f. Scale, both in graphic and written form (4.5.2.6)	<input checked="" type="checkbox"/>	
g. Date and Revision box (4.5.2.7)	<input checked="" type="checkbox"/>	
h. Zoning designation(s) (4.5.2.8)	<input checked="" type="checkbox"/>	
i. North Arrow (true and magnetic, dated or grid) (4.5.2.9)	<input checked="" type="checkbox"/>	
j. Ownership, location and present use of abutting land (4.5.2.11)	<input checked="" type="checkbox"/>	
k. Location map (4.5.2.12)	<input checked="" type="checkbox"/>	
l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5)	<input checked="" type="checkbox"/>	
m. Drainage and erosion control (4.5.2.14)	<input checked="" type="checkbox"/>	
n. Utilities, existing and proposed (4.5.2.15)	<input checked="" type="checkbox"/>	
o. Topography, 2 foot contours (4.5.2.16)	<input checked="" type="checkbox"/>	
p. Parcel boundaries and dimensions (4.5.2.17)	<input checked="" type="checkbox"/>	
q. Proposed Use of the property (4.5.2.18)	<input checked="" type="checkbox"/>	
r. Proposed public or common areas (4.5.2.19)	<input checked="" type="checkbox"/>	
s. Boundary Survey and associated information (4.5.2.20)	<input checked="" type="checkbox"/>	
t. Traffic controls, off-street parking and facilities (4.5.2.21)	<input checked="" type="checkbox"/>	
u. Proposed fire protection plans or needs (4.5.2.22)	<input checked="" type="checkbox"/>	
v. Landscaping and buffering (4.5.2.23)	<input checked="" type="checkbox"/>	
w. Outdoor lighting plan (4.5.2.24)	<input checked="" type="checkbox"/>	
x. Freshwater wetlands (4.4.1.14)	<input checked="" type="checkbox"/>	
y. River, stream or brook (4.4.1.15)	<input checked="" type="checkbox"/>	
<b>Information Required in Written Project Narrative</b> See Augusta Land Use Ordinance for greater detail	<b>Included</b>	<b>Waiver Requested</b>
a. Pollution – Undue water or air pollution (4.4.1.1)	<input checked="" type="checkbox"/>	
b. Water – Sufficient potable water (4.4.1.2)	<input checked="" type="checkbox"/>	
c. Municipal Water – is there adequate supply (4.4.1.3)	<input checked="" type="checkbox"/>	
d. Soil Erosion – unreasonable soil erosion (4.4.1.4)	<input checked="" type="checkbox"/>	
e. Road congestion and safety (4.4.1.5 & 4.5.2.21)	<input checked="" type="checkbox"/>	
f. Sewage waste disposal – adequate provisions (4.4.1.6)	<input checked="" type="checkbox"/>	
g. Solid waste – adequate provisions (4.4.1.7)	<input checked="" type="checkbox"/>	
h. Aesthetic, cultural, and natural values (4.4.1.8)	<input checked="" type="checkbox"/>	
i. Conformity with city ordinances and plans (4.4.1.9)	<input checked="" type="checkbox"/>	
j. Financial and technical ability (4.4.1.10)	<input checked="" type="checkbox"/>	
k. Surface water, shoreland, outstanding rivers (4.4.1.11)	<input checked="" type="checkbox"/>	
l. Ground water – negative impact (4.4.1.12)	<input checked="" type="checkbox"/>	
m. Flood areas (4.4.1.13)	<input checked="" type="checkbox"/>	
n. Freshwater wetlands – description of impact (4.4.1.14)	<input checked="" type="checkbox"/>	
o. Stormwater – management plans (4.4.1.16)	<input checked="" type="checkbox"/>	
p. Access to direct sunlight (4.4.1.17)	<input checked="" type="checkbox"/>	
q. State Permits – description of requirements (4.4.1.18)	<input checked="" type="checkbox"/>	
r. Outdoor lighting – description of lighting plans (4.4.1.20)	<input checked="" type="checkbox"/>	

<b>Additional Information Required in Written Narrative</b> See Augusta Land Use Ordinance for greater detail  <b>Where the items below duplicate the items above, identical responses are permitted and encouraged.</b>	<b>Included</b>	<b>Waiver Requested</b>
s. Neighborhood Compatibility – description per ordinance (6.3.4.1)	<input checked="" type="checkbox"/>	
t. Compliance with Plans and Policies (6.3.4.2)	<input checked="" type="checkbox"/>	
u. Traffic Pattern, Flow, and Volume analysis (6.3.4.3)	<input checked="" type="checkbox"/>	
v. Public facilities – Utilities including stormwater (6.3.4.4)	<input checked="" type="checkbox"/>	
w. Resource protection and the environment (6.3.4.5)	<input checked="" type="checkbox"/>	
x. Performance Standards (6.3.4.6)	<input checked="" type="checkbox"/>	
y. Financial and Technical Ability (6.3.4.7)	<input checked="" type="checkbox"/>	

## Application Materials

The application materials that are required for a complete application are listed below:

<b>Paper Copies</b>	<b>Included</b>	<b>Waiver Requested</b>
10 copies of the application form and narrative	<input checked="" type="checkbox"/>	
10 copies of the deed, Purchase & Sale agreement, or other document to show standing	<input checked="" type="checkbox"/>	
3 copies of any stormwater report		<input checked="" type="checkbox"/>
2 copies of any traffic report	<input checked="" type="checkbox"/>	
6 reduced-sized copies of the complete plan set on 11" x 17" size paper	<input checked="" type="checkbox"/>	
4 full-sized copies of the complete plan set on ANSI D or E size paper	<input checked="" type="checkbox"/>	
10 copies of a letter authorizing the agent to represent the applicant	<input checked="" type="checkbox"/>	
Payment in full of application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	<input checked="" type="checkbox"/>	
<b>Electronic Copy</b>		
1 CD that includes each of the application documents in Adobe PDF format	<input checked="" type="checkbox"/>	

### **For Official Use:**

<input type="checkbox"/> \$_____ <b>Application</b> Fee Paid.	Received By (Initials):_____ Date:_____
<input type="checkbox"/> \$_____ <b>Abutter</b> Notification Fee Paid.	Received By (Initials):_____ Date:_____



This document was created with Win2PDF available at <http://www.win2pdf.com>.  
The unregistered version of Win2PDF is for evaluation or non-commercial use only.  
This page will not be added after purchasing Win2PDF.

432 Cony Road  
P.O. Box 4687  
Augusta, ME 04330



(207) 623-9475  
Fax (207) 623-0016  
1-800-244-9475

September 10, 2014

City of Augusta  
Matt Nazar (Planner)  
One City Center  
Augusta, Maine 04330

Subject: **Charlie's Subaru**  
**466 Western Avenue**  
**Site Plan Review Criteria**

Dear Matt:

**Charlie's Subaru** is proposing to develop a parcel of land on lot #30 shown on tax map #16 in the City of Augusta on Civic Center Drive in Augusta, Maine. The following information is required per the Development Review Application:

- A. The proposed development will not result in undue water or air pollution. In making this determination, the following shall needs to be considered:
1. The elevation of the land above sea level and its relation to the floodplain,  
**The project is not within the 100-year flood elevation and this section is not applicable.**
  2. The nature of the soils and subsoils and their ability to adequately support waste disposal,  
**The floor drains of the proposed addition will connect to the grease/oil separator, which flows into the public sewer system along Western Avenue.**
  3. The slope of the land and its effect upon effluents,  
**There will not be any new toilets or sinks with this project and this section is not applicable.**
  4. The availability of streams for disposal of effluents;  
**There will not be any new toilets or sinks with this project and this section is not applicable.**
  5. The applicable state and local health and water resources rules and regulations.  
**The proposed development will connect into the public water and sewer systems on Western Avenue and therefore this section is not applicable.**
- B. The proposed development has sufficient water available for the reasonable needs of the development.  
**A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient water available for the project.**

- C. The proposed development will not cause an unreasonable burden on an existing water supply.

**A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient water available for the project.**

- D. The proposed development will not cause unreasonable soil erosion, unmitigated stormwater runoff, or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.

**The new addition is being placed over existing paved areas and there will not be an increase in runoff from this project.**

- E. The proposed development will not cause unreasonable highway or public road congestion or unsafe intersections or other conditions with respect to the use of the highways or public roads existing or proposed.

**The new addition will result in 6.5 peak hour trips and therefore not require a turning movement permit with the DOT.**

- F. The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are used.

**The floor drains of the proposed addition will connect to the existing grease/oil separator which flows into the public sewer system along Western Avenue.**

- G. The proposed development will not cause an unreasonable burden on the town's ability to dispose of solid waste, if Town services are used.

**A letter has been sent to Leslie Jones asking if the proposed project will create a burden at the Hatch Hill Land Fill.**

- H. The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites, significant wildlife habitat as identified by the Department of Inland Fisheries and Wildlife or the Town, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

**A letter has been sent to the Maine Historical Preservation Committee asking if there are historical or archeological sites are located within the area of the site. A letter has been sent to the Maine Department of Inland Fisheries and Wildlife asking if there will be an undue adverse effect to significant wildlife habitat. A letter has been sent to the Department of Conservation asking if there are no rare botanical features within the project area.**

- I. The proposed development conforms to all applicable standards and requirements of this Ordinance, the comprehensive plan, and other local ordinances. In making this determination, the Planning Board may interpret these ordinances and plans.

**The proposed development will conform to the comprehensive plan and land-use ordinance.**

- J. The developer has adequate financial and technical capacity to meet all the Review Criteria and the standards and requirements contained in this Ordinance.

**Charlie's Subaru has provided documentation indicating that they have adequate financing to complete the project.**

- K. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter 1, Article 2-B, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

**This section is not applicable.**

- L. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.

**The project has access to public water and will not affect the quantity or quality of groundwater.**

- M. Based on Federal Emergency Management Agency's Flood Boundary and floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the development is in a flood-prone area. If the development, or any part of it, is in such an area, the developer shall determine the 100-year flood elevation and flood hazard boundary within the development. The proposed plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with the lowest floor, including the basement, at least one foot above the 100-year flood elevation.

**The proposed project is not within the 100-year flood elevation and therefore this section is not applicable.**

- N. All fresh water wetlands within the proposed development have been identified and delineated on any maps submitted as part of the application, regardless of the size of these wetlands. All wetlands shall be preserved to the greatest extent practicable.

**No freshwater wetlands will be impacted as a result of the project.**

- O. The proposed development will provide for adequate storm water management.

**The roof of the new addition will tie into the existing stormwater system and all impacts are over existing paved surfaces so this section is not applicable.**

- P. Access to direct sunlight: The Planning Board may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict or control development.

**The proposed one-story addition will match the existing building, which has a height of 18'-10". The building will not impair access to direct sunlight by abutting property owners.**

- Q. Title 38 M.R.S.A. as amended, Section 484, Standards for Development; Chapter 371, Definition of Terms used in the Site Location of Development Law and Regulations.

**The proposed development will not trigger a Site Location of Development Permit Modification to the MDEP and therefore this section is not applicable.**

R. All outdoor lighting shall be of a design and construction that prevents light trespass beyond the boundaries of the property on which it is located.

**Two new wall packs (full cut-off) are being utilized along the south side of the new addition. These two fixtures are adjacent to a 10' high retaining wall and house on top, which the applicant owns.**

The proposed development complies with the City of Augusta's review criteria and should you have any questions or concerns please do not hesitate to contact me at 623-9475.

Respectfully submitted,

A handwritten signature in black ink that reads "James Coffin". The signature is written in a cursive, flowing style.

James E. Coffin, PE

This document was created with Win2PDF available at <http://www.win2pdf.com>.  
The unregistered version of Win2PDF is for evaluation or non-commercial use only.  
This page will not be added after purchasing Win2PDF.

432 Cony Road  
P.O. Box 4687  
Augusta, ME 04330



(207) 623-9475  
Fax (207) 623-0016  
1-800-244-9475

January 10, 2014

City of Augusta  
Attn: Matt Nazar  
City Planner  
One City Center  
Augusta, Maine 04330

Subject: Charlie's Subaru  
466 Western Avenue  
Site Plan Review Criteria

Dear Matt:

I have researched the proposed development located at 466 Western Avenue for **Charlie's Subaru** in regard to neighborhood compatibility per the City of Augusta Land Use Ordinance section 6.3.4 (SITE PLAN REVIEW CRITERIA APPLICABLE TO MAJOR DEVELOPMENTS). [We understand that the intent of the section is to encourage the applicant to design the proposal in consideration of the physical impact it will have on the immediate neighborhood within 1,000 feet.] Each item is addressed below:

S) NEIGHBORHOOD COMPATIBILITY:

a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:

i) Land uses:

The parcel is within both the Regional Business District (CC) and Low Density Residential District (RA). The CC District recognizes "Automobile Businesses" as a permitted use within the district. However "Automobile Businesses" are not allowed within the RA District, so the addition will be considered an expansion of a non-conforming use. There is a residential neighborhood located on the east side of the parcel and also along the westerly boundary in the rear of the parcel. The new addition will be constructed along the south side of the existing building and should have little impact upon the existing neighborhood.

ii) Architectural design:

The proposed addition will have the same appearance as the existing building. Charlie's Subaru has just had a "face lift" to the front of the existing building to conform to Subaru's new standards.

iii) Scale, bulk and building height:

The proposed addition will have the same building height (18'-10") with siding that will match the color and texture of the existing building. The single story addition will be 2,390 sf in size and utilized for service bays.

iv) Identity and historical character:

**A letter has been sent to the Maine Historical Society on September 10th, 2014 asking if there are any historical sites within the development.**

v) Disposition and orientation of buildings on the lot:

**The new addition will be erected along the south side of the existing building. The four new service bays will be an extension of the 10 existing service bays.**

vi) Visual integrity:

**The new addition is in the rear of the building when viewing from Western Avenue. The addition will match the existing building height and be less in width when compared to the existing building.**

- b) Are the elements of the site plan designed and arranged to maximize the opportunity for privacy by the residents of the immediate area?

**The addition is situated in such a way as to have the least amount of impact onto the residents of Smith Street.**

- c) Will the proposal maintain safe and healthful conditions within the neighborhood?

**Charlie's Subaru is expanding the amount of service bays to expedite service work and lower the amount of time an individual needs to wait for their vehicle to be worked on. This project will not create unsafe or unhealthy conditions within the immediate neighborhood.**

- d) Will the proposal have a significant detrimental effect on the value of adjacent properties?

**The proposed project will not have a detrimental effect on adjacent properties.**

T) PLANS AND POLICIES:

- a) Is the proposal in accordance with the adopted elements of the 1988 Growth Management Plan?

**This entire stretch of Western Avenue has car dealers on both sides of the street. The 1988 Growth Management Plan labels this area within the City as "Economic Growth", which includes automobile businesses. Therefore the project complies with the 1988 Growth Management Plan.**

U) TRAFFIC PATTERN, FLOW AND VOLUME:

- a) Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood?

**The new addition will result in 6.5 peak hour trips and therefore not require a turning movement permit with the DOT.**

- b) Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook.

**Charlie's Subaru has been in operation since 2002. The Maine Department of Transportation is in the process of reconstructing Western Avenue and the entrance into the Subaru site. The entrance/exit is located at a four-way lighted intersection and meets the City's Technical Standards.**



- c) Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?

**The design of the site allows emergency vehicles to adequately maneuver thru the site to be able to render emergency services as needed.**

- d) Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the city and provide adequate space suited to the loading and unloading of persons, materials and goods?

**The existing site is depicted on the Site Plan (C-1) and maintains proper traffic movement features in and around the site. As mentioned previously there will not be any additional trips associated with this project.**

V) PUBLIC FACILITIES:

- a) Water Supply:

**There is only one new fixture needed for a hose in the recon bay. A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient water available for the project.**

- b) Sanitary Sewer:

**A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient sewage capacity available for the project.**

- c) Electricity/Telephone:

**Electricity and telecom lines will be extended as needed within the building addition.**

- d) Storm Drainage:

**The new addition is being placed over existing paved areas and there will not be an increase in runoff from this project.**

W) RESOURCE PROTECTION AND ENVIRONMENT:

- a) If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over fifteen (15) percent, what special engineering precautions will be taken to overcome these limitations?

**All impacts are over existing paved surfaces so this section is not applicable.**

- b) Does the proposal conform to applicable local, State DEP and Federal EPA air quality standards including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?

**There are no State DEP or Federal EPA permits needed as a result of the project.**

- c) Does the proposal conform to applicable local, State DEP and Federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?

**All erosion & sedimentation control devices are depicted on the site plan. There are no hazardous substances associated with the project.**

- d) Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?

**The new floor drains will be connected to the existing grease/oil separator, which eventually ties into the sewer system along Western Avenue.**

- e) Shoreland and Wetland Districts:

**The project is not near any shoreline and will not incur any wetland impacts.**

**X) PERFORMANCE STANDARDS:**

- a) Does the proposal comply with all applicable performance and dimensional standards as outlined in this ordinance?

**The proposed development conforms to the Land Use Ordinance in regard to performance and dimensional standards.**

- b) Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in the performance standards section of this ordinance? Detailed plans for the elimination of objectionable noises may be required before the issuance of a building permit.

**There will not be any significant noise generated as a result of this project with the exception of typical construction noise.**

- c) If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit. Temporary construction is excluded from this criterion.

**The project is buffered naturally by woods on the east side and a 10' high retaining wall on the south side of the new addition.**

- d) Is the exterior lighting, except for overhead street lighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?

**Two new wall packs (full cut-off) are being utilized along the south side of the new addition. These two fixtures are adjacent to a 10' high retaining wall and house on top, which the applicant owns.**

- e) Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?

**There will not be any new landscaping with this project.**

- f) Are all the signs in the proposal in compliance with provisions of this ordinance?

**There will not be any new signs with the new addition.**

Y) FINANCIAL AND TECHNICAL ABILITY:

- a) E.S. Coffin Engineering & Surveying has the technical ability to meet the terms of the Ordinance.
- b) A letter is included stating that the applicant has adequate financing to complete the project.

The proposed project meets the requirements of land use ordinance and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Sincerely,

A handwritten signature in black ink that reads "James Coffin". The signature is written in a cursive, flowing style.

James E. Coffin, P.E.

This document was created with Win2PDF available at <http://www.win2pdf.com>.  
The unregistered version of Win2PDF is for evaluation or non-commercial use only.  
This page will not be added after purchasing Win2PDF.

NO TRANSFER  
TAX PAID

QUITCLAIM DEED WITH COVENANT  
Statutory Short Form

041238

KNOW ALL BY THESE PRESENTS, That we, CHARLES SHUMAN and

NANCY SHUMAN, of East Winthrop, Kennebec County, State of Maine, for valuable consideration, grant to SHUMAN FAMILY LLC, a Maine Limited Liability Company, with a mailing address of: 29 Wedgewood Drive, East Winthrop, ME 04343, with Quitclaim Covenant, the land and buildings located at 462 and 466 Western Avenue, Augusta, Kennebec County, Maine, described more particularly as follows:

See Schedule A attached hereto and made a part hereof, subject to all encumbrances of record, including but not limited to a Mortgage and Security Agreement to KeyBank National Association, dated June 21, 2002, and recorded in Kennebec County Registry of Deeds, Book 6953, Page 6, and a Collateral Assignment of Leases and Rentals to KeyBank National Association, dated June 21, 2002, and recorded in Kennebec County Registry of Deeds, Book 6953, Page 30.

Meaning and intending to convey the same premises conveyed to Charles Shuman and Nancy Shuman by Warranty Deed of Fred McFarland and Catherina B. McFarland dated June 2, 1997, and recorded in Kennebec County Registry of Deeds, Book 5370, Page 336.

Witness our hands this 26<sup>th</sup> day of December, 2002.

Witness:

Warren E. Winslow, Jr. Charles Shuman  
CHARLES SHUMAN

Warren E. Winslow, Jr. Nancy Shuman  
NANCY SHUMAN

STATE OF MAINE  
COUNTY OF KENNEBEC

On this 26<sup>th</sup> day of December, 2002, personally appeared the above-named Charles Shuman and Nancy Shuman and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Warren E. Winslow, Jr.  
Notary Public/Maine Attorney-at-Law  
Print: Warren E. Winslow, Jr.

(5) Pierce Winthrop

SCHEDULE A**PARCEL ONE:**

A certain lot or parcel of land, with the buildings thereon, situated in Augusta, Kennebec County, State of Maine, on the south side of the State Road leading from Augusta to Winthrop, bounded and described as follows:

BEGINNING at an iron pin on the southerly side of said State Road located two hundred feet easterly from the northeast corner of land owned by Bertha B. McCausland as described in a warranty deed recorded in the Kennebec County Registry of Deeds, Book 750, Page 137; thence running southerly parallel with said McCausland's east line five hundred twenty-one feet, thence easterly and parallel with the southerly line of said State Road one hundred twenty-five feet; thence northerly and parallel with said McCausland's east line five hundred twenty-one feet to said State Road; thence westerly along the southerly line of said State Road one hundred twenty-five feet to the point of beginning.

And also, the right to take water from the well on premises above described, for domestic purposes and the right of ingress and egress thereto for said purpose over said premises as now used.

EXCEPTING AND RESERVING a portion of the above described premises lot of land described in Second Parcel in deed from McFarland Sales Company to Fred R. McFarland by deed dated December 30, 1986 recorded in the Kennebec County Registry of Deeds, Book 3081, Page 239.

**PARCEL TWO:**

A certain lot or parcel of land, with the buildings thereon, situated in said Augusta, on the southerly side of Western Avenue, bounded and described as follows, to-wit: Commencing at a point on the easterly line of land formerly of Thomas H. Eaton, said easterly line being a line which extends southerly from an iron pin driven into the ground located in front of the door of the garage building of McFarland Sales Co. And said pin also being located 125 feet westerly along the southerly line of said Avenue from an iron pin marked with yellow paint located at the northeast corner of land of McFarland Sales Co., and said starting point being located where said easterly line of land formerly of Thomas H. Eaton is intersected by the northerly line of the cement block foundation of said garage; thence continuing in a southerly direction along the easterly line of land formerly of Thomas H. Eaton to where said line is intersected by the southerly line of said foundation; thence continuing in a westerly direction to the westerly line of said foundation; thence continuing in a northerly direction along the westerly line of said foundation to the northerly line; thence continuing in an easterly direction along the northerly line of said foundation to the point of beginning.

Meaning and intending to convey the land on which the foundation above referred to is

located and being a narrow strip of land about a foot, more or less, in width. Together with the right to enter upon land formerly of Thomas H. Eaton for the purpose of maintaining and repairing said foundation over a strip of land 3 feet, more or less, in width adjacent thereto. In addition to the premises above described, granted to McFarland Sales Co., on which its foundation is now located, there is also hereby granted to McFarland Sales Co., a strip of land one foot in width along the westerly side, northerly and southerly side of said foundation and said one foot strip is included within and is a part of said three foot easement above referred to.

For source of title to said parcels one and two, reference may be had to deed from McFarland Sales Co. To Fred R. McFarland dated May 3, 1988, recorded in the Kennebec County Registry of Deeds in Book 3340, Page 345.

### **PARCEL THREE:**

A certain lot or parcel of land, with the buildings thereon, situated in said Augusta, being more particularly bounded and described as follows, to-wit: Commencing on the northerly side of the Hallowell Road, so-called, at the southeasterly corner of land now or formerly of one Smith; thence extending in a generally northerly direction a distance of six hundred sixty-five feet, more or less, (665' +/-) to an iron pin set in the ground which pin marks the southwesterly corner of other land now or formerly of Calix P. Blouin Jr.; then extending in a generally easterly direction, along the southerly line of said other land of said Blouin, a distance of 121.7 feet to an iron pin set in the ground; thence extending northerly at an angle of 85° 40' from the last described course a distance of 160 feet, more or less, to an iron pin set in the ground; thence extending easterly in the southerly line of land conveyed by said Blouin to Russell McFarland a distance of 90 feet to a point; thence southerly in a westerly line of land of said McFarland and in a continuation thereof in the westerly line of land now or formerly of Shirley W. Shaw a distance of 880 feet to a point on the northerly side of the Hallowell Road, so-called; thence extending in a general northwesterly direction along the northerly side of said road to the point of beginning.

For source of title to said parcel three, reference may be had to Warranty deed from Calix P. Blouin, Jr. to Russell McFarland dated June 28, 1963, recorded in said Registry of Deeds in Book 1449, Page 194.

**PARCEL FOUR:** Land and buildings located on the southerly side of Western Avenue described as follows:

Beginning at a marker on the southerly side of said road, said marker being located eight hundred twenty-four (824) feet easterly from the westerly line of property now or formerly of Shirley W. Shaw and Grace M. Gordon; thence running southerly a distance of five hundred twenty-one (521) feet from the center of said State Road to another marker; thence running easterly on a line parallel with the said road a distance of one hundred

(100) feet to another marker; thence running northerly to a fourth marker on the southerly side of said road, being a distance of five hundred twenty-one (521) feet to the center of the road; thence running westerly along the southerly side of said road to the marker at the point of beginning.

Being same premises conveyed to McFarland Sales Co. by deed dated March 18, 1981 recorded in Book 2365, Page 207 at the Kennebec County Registry of Deeds.

Also granting to grantees, their heirs and assigns, an easement for ingress and egress to be used in common with grantor, his successors and assigns, over the abutting garage lot of land to the west of the above described parcel of land leading from the entrance driveway of McFarland garage lot; thence in a westerly direction and about twenty-five (25) feet in width leading to the westerly boundary line of above described parcel of land and reserving to McFarland Sales Co., its successors and assigns, an easement for parking its motor vehicles on the McFarland parking area located along the westerly boundary line of above described parcel of land together with an easement for use and maintenance of the McFarland Nissan sign located on the northwest corner of above described parcel.

**PARCEL FIVE:** Lot of land and buildings thereon located southerly of the McFarland Sales Co. garage property and described as follows: Commencing at the southwest corner of Parcel 4 above; thence in a northerly direction along the westerly boundary line of Parcel 4 above a distance of about two hundred seventy-five (275) feet to a point opposite the center line of a large pine tree; thence in a westerly direction in a line parallel with Western Avenue a distance of one hundred twenty-five (125) feet to the easterly boundary line of other land of Fred R. McFarland; thence in a southerly direction along the easterly boundary line of other land of Fred R. McFarland a distance of two hundred seventy-five (275) feet to the southwest corner of the land conveyed to McFarland Sales Co. by deed dated April 13, 1950, recorded in Book 944, Page 442 at the Kennebec County Registry of Deeds; thence in an easterly direction a distance of one hundred twenty-five (125) feet to the point of beginning.

Being a portion of the premises conveyed to McFarland Sales Co. by deed dated April 13, 1950 recorded in Book 944, Page 442 at the Kennebec County Registry of Deeds.

Also granting to grantees, their heirs and assigns, an easement for ingress and egress to be used in common with McFarland Sales Co., its successors and assigns, leading from the entrance on Western Avenue to the McFarland Sales Co. garage lot and leading in a southerly direction and being approximately thirty (30) feet wide in an area between the easterly side of the garage building and the westerly boundary of Parcel 4 above described and continuing in a southerly direction to the northerly boundary line of Parcel 5, except that McFarland Sales Co., its successors and assigns shall have right to continue to park motor vehicles in the marked parking spaces along the easterly side of the thirty (30) foot easement.



For source of title to said Parcels 4 and 5, reference may be had to deed from Fred R. McFarland to Fred R. McFarland and Catherina B. McFarland dated September 28, 1993, recorded in the Kennebec County Registry of Deeds in Book 4504, Page 237.

**PARCEL SIX:**

On the southerly side of Western Avenue in said Augusta and bounded and described as follows, to-wit: Commencing at a point in the easterly line of land now or formerly of Calix P. Blouin, Jr., which point lies one foot south of the southerly wall of the Parts Room constructed by McFarland Sales Co.; thence continuing in a westerly direction in a line parallel with the southerly wall of the Parts Room and one foot southerly thereof a distance of 69 inches, more or less, to an iron pin; thence at about right angle and proceeding in a northerly direction in a line parallel with the westerly wall of said Parts Room and a distance of one foot westerly thereof a distance of 22 feet, 9 inches to an iron pin; thence continuing in the same line to the southerly line of said Avenue; thence at about right angle and continuing in an easterly direction along the southerly line of said Avenue to the easterly line of said land now or formerly of said Blouin; thence at about right angle and continuing in a southerly direction along the easterly line of land now or formerly of said Blouin to the point of beginning.

Meaning and intending hereby to convey the land on which said Parts Room is erected, together with a one foot strip south and west of said Room and the frontage between said Room and said Avenue.

For source of title to said Parcel Six, reference may be had to Warranty deed from Calix P. Blouin, Jr. to McFarland Sales Co., Inc., dated March 27, 1959, recorded in the Kennebec County Registry of Deeds in Book 1148, Page 250.

**PARCEL SEVEN:**

A certain lot or parcel of land, with the buildings thereon, situated in Augusta, Kennebec County, State of Maine, on the southerly side of Western Avenue, and bounded and described as follows, to-wit: Commencing in the southerly line of said Avenue at the northwesterly corner of land of the Grantee; thence continuing in a westerly direction along the southerly line of said Avenue to a point 90 feet distant westerly from the foundation of the garage building of said Grantee; thence at about right angle and continuing in a southerly direction 230 feet to an iron pin; thence at about right angle and continuing in an easterly direction 90 feet, more or less, to the westerly line of land of the Grantee; thence at about right angle and continuing in a northerly direction along the westerly line of land of the Grantee 230 feet, more or less, to the point of beginning.

Excepting portion conveyed to Ronald and Linda Lovaglio by deed dated November 12, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5497, Page 136.

All of the foregoing Parcels being subject to the following:

- A. An out-conveyance from Charles and Nancy B. Shuman to Ronald B. and Linda B. Lovaglio described in a Quitclaim Deed with Covenant dated November 12, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5497, Page 136.
- B. A Conservation Easement between Charles and Nancy B. Shuman and The City of Augusta dated November 12, 1997, and recorded in the Kennebec County Registry of Deeds in Book 5525, Page 153.

RECEIVED KENNEBEC COUNTY REGISTRY OF DEEDS

2007 DEC 27 PM 1:55

ATTEST: *Christine B. B. B. B.*  
REGISTER OF DEEDS



465 Western Ave., P.O. Box 5250

Augusta, Maine 04330-5250

SALES (207) 622-7327

FAX (207) 623-2836

September 09, 2014

Mr. James Coffin, P.E.  
E.S. Coffin Engineering & Surveying, LLC.  
432 Cony Road  
P.O. Box 4687  
Augusta, Maine 04330

Subject: Agent Authorization  
Planning Board Submission

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as our agent in submitting applications and answering questions regarding the City of Augusta Planning Board Application (Minor Development). The application is for Charlie's Subaru located at 466 Western Avenue in Augusta, Maine.

Sincerely,

Charles Shuman, Owner



465 Western Ave., P.O. Box 5250

Augusta, Maine 04330-5250

SALES (207) 622-7327

FAX (207) 623-2836

September 09, 2014

Mr. James Coffin, P.E.  
E.S. Coffin Engineering & Surveying, LLC.  
432 Cony Road  
P.O. Box 4687  
Augusta, Maine 04330

Subject: Charlie's Subaru Expansion

Dear Mr. Coffin

This letter is to inform you that internal funding will be used for the expansion of Charlie's Subaru located at 466 Western Avenue in Augusta, Maine. No loans will be taken out for the project.

Sincerely,  
Louis C. Parent  
Comptroller



Job Name:

Catalog Number:  
LLC-250P8-1-LP

Notes: lamp included

Type:

WP1

SLA10-16176

# LAREDO SERIES

LLC SERIES

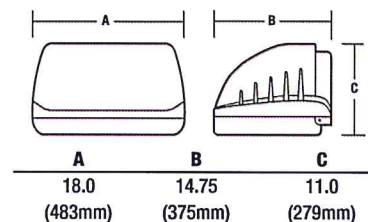
Cat.#	Approvals
Job	Type

**APPLICATIONS**

- Full Cutoff, StarView compliant perimeter lighting. Typical mounting height is 15-30 feet.

**SPECIFICATIONS**

- Decorative die cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life.
- Flat, tempered, impact resistant clear glass lens protects optics.
- HID units have mogul base socket. Electronic fluorescent units have universal four-pin socket.
- Multi-piece specular reflector produces high performance with wide spread. Pulse Start MH units have vertical mogul socket for maximum lamp output / life and comfort shield for reduced forward brightness. Shield is removable if greater forward throw is desired. HPS has horizontal lamp. Two-lamp CFL are base-up with universal electronic four pin sockets for either 2x32 or 2x26 watt lamps.
- Three-point lag mount to flat surfaces provides rigid mounting. Template provided to ease installation.
- Wiring can be made from recessed junction boxes or ½" surface conduit with hubs provided on top and sides.
- Systems include Pulse Start MH, HPS, Metal Halide and two-lamp CFL. CFL unit is available with battery back up for both lamps providing an integral, redundant system for egress applications.
- 800 Series powder paint finishes provide lasting appearance and are available in standard finishes, Dark Bronze, Black, White, Gray and Platinum
- Optional features include EM socket for remote power, QST time delay quartz stand-by, TL Touch latch for tool-free entry and LP lamp included with fixture.

**LISTINGS**

- All units are CSA certified to UL 1598 for use in wet locations and are IDA compliant

**ORDERING INFORMATION****ORDERING EXAMPLE**

**LLC**      **320P 8**  
Series      Wattage/Source/Voltage

**1**      **PC1**  
Finish      Options

**SERIES**

LLC Laredo Large Cutoff

**WATTAGE/SOURCE/VOLTAGE****PULSE START METAL HALIDE**

<b>250P 8</b>	250 watt 120/277V
<b>250P 5</b>	250 watt 480V
<b>250P 6</b>	250 watt Tri-Tap® 120,277,347V
<b>320P 8</b>	320 watt 120/277V
<b>320P 5</b>	320 watt 480V
<b>320P 6</b>	320 watt Tri-Tap® 120,277,347V
<b>320P 6</b>	320 watt 120/277V
<b>350P 5</b>	350 watt 480V
<b>350P 6</b>	350 watt Tri-Tap® 120,277,347V
<b>400P 8</b>	400 watt 120/277V
<b>400P 5</b>	400 watt 480V
<b>400P 6</b>	400 watt Tri-Tap® 120,277,347V

**ELECTRONIC FLUORESCENT****64F 8** 2x26W/2x32W/120-277V**HIGH PRESSURE SODIUM**

<b>250 S 8</b>	250 watt 120/277V
<b>250 S 5</b>	250 watt 480V
<b>250 S 6</b>	250 watt Tri-Tap® 120,277,347V
<b>250 S V</b>	250 watt Five Tap
<b>400 S 8</b>	400 watt 120/277V
<b>400 S 5</b>	400 watt 480V
<b>400 S 6</b>	400 watt Tri-Tap® 120,277,347V
<b>400 S V</b>	400 watt Five Tap

**FINISH**

<b>1</b>	Bronze
<b>2</b>	Black
<b>3</b>	Gray
<b>4</b>	White
<b>5</b>	Platinum

**OPTIONS**

<b>PC1<sup>1</sup></b>	Button photocontrol 120V
<b>QST</b>	Time delay quartz standby
<b>EM</b>	DC bayonet socket only (use 150W max. lamp)
<b>TL</b>	Touch Latch
<b>BBUXXX<sup>2</sup></b>	Battery back up rated -4°F for one CFL lamp
<b>2BBUXXX<sup>2</sup></b>	Battery back up rated -4°F for two CFL lamp
<b>BOCXXX<sup>2</sup></b>	Battery back up rated 32°F for one CFL lamp
<b>2BOCXXX<sup>2</sup></b>	Battery back up rated 32°F for two CFL lamp
<b>LP</b>	Lamp included with fixture (on CFL specify LP52 or LP64)

<sup>1</sup>Available on 250W fixtures and below.<sup>2</sup>Specify 120 or 277 volt.**ACCESSORIES**

<b>LLC-SPC</b>	Polycarbonate shield
<b>PBT-1<sup>1</sup></b>	120V button photocontrol
<b>PBT-234<sup>1</sup></b>	208/240/277V button photocontrol
<b>PTA-1</b>	External photocontrol 120V (use for 320 watt and above)
<b>PTA-8</b>	External photocontrol 120-277V (use for 320 watt and above)
<b>PTA-5</b>	External photocontrol 480V (use for 320 watt and above)

<sup>1</sup>Use for 250P of 64F units.

432 Cony Road  
P.O. Box 4687  
Augusta, ME 04330



(207) 623-9475  
Fax (207) 623-0016  
1-800-244-9475

September 10, 2014

Mr. Matt Nazar  
City Planner  
City Center Plaza  
16 Cony Street  
Augusta, Maine 04330

Subject: Charlie's Subaru  
466 Western Avenue  
Stormwater Impact

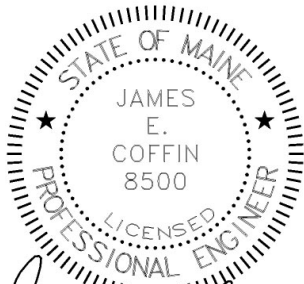
Dear Matt,

Shuman Family LLC. is proposing to install a 2,390 sf addition onto Charlie's Subaru shown as lot #30 shown on tax map #16 in the City of Augusta tax maps at 466 Western Avenue in Augusta, Maine. The single story addition will be attached to the south side of the existing building and utilized for additional service bays.

The entire new addition is located over existing paved surfaces and therefore stormwater runoff will not be increased as a result of this project. If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,

James E. Coffin, PE



This document was created with Win2PDF available at <http://www.win2pdf.com>.  
The unregistered version of Win2PDF is for evaluation or non-commercial use only.  
This page will not be added after purchasing Win2PDF.



432 Cony Road  
P.O. Box 4687  
Augusta, ME 04330



(207) 623-9475  
Fax (207) 623-0016  
1-800-244-9475

September 10, 2014

Mr. Matt Nazar  
City Planner  
City Center Plaza  
16 Cony Street  
Augusta, Maine 04330

Subject: Charlie's Subaru  
466 Western Avenue  
Traffic Impact

Dear Matt,

Shuman Family LLC. is proposing to install a 2,390 sf addition onto Charlie's Subaru shown as lot #30 shown on tax map #16 in the City of Augusta tax maps at 466 Western Avenue in Augusta, Maine. The single story addition will be attached to the south side of the existing building and utilized for additional service bays.

The peak hour trips generated from the office/business building from the Institute of Transportation Engineers (ITE) Manual (8<sup>th</sup> addition) under "New Car Sales" results in the following:

Based on Building Size (2,390 sf):

AM Peak Hour Rate = 2.20

$(2,390 \text{ sf} / 1,000 \text{ sf}) \times 2.20 = 5.3 \text{ peak hour trips.}$

PM Peak Hour Rate = 2.72

$(2,390 \text{ sf} / 1,000 \text{ sf}) \times 2.72 = 6.5 \text{ peak hour trips.}$


**Maximum Peak Hour Trips = 6.5 (PM)**

The maximum generator is during the PM peak hour (6.5 peak hour trips) for the proposed addition. The project will not require a turning movement permit from the MDOT because it is less than the 100-trip threshold and in addition is less than the 35-trip threshold with the City of Augusta. The project will not cause unreasonable public road congestion and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,



James E. Coffin, PE





# New Car Sales (841)

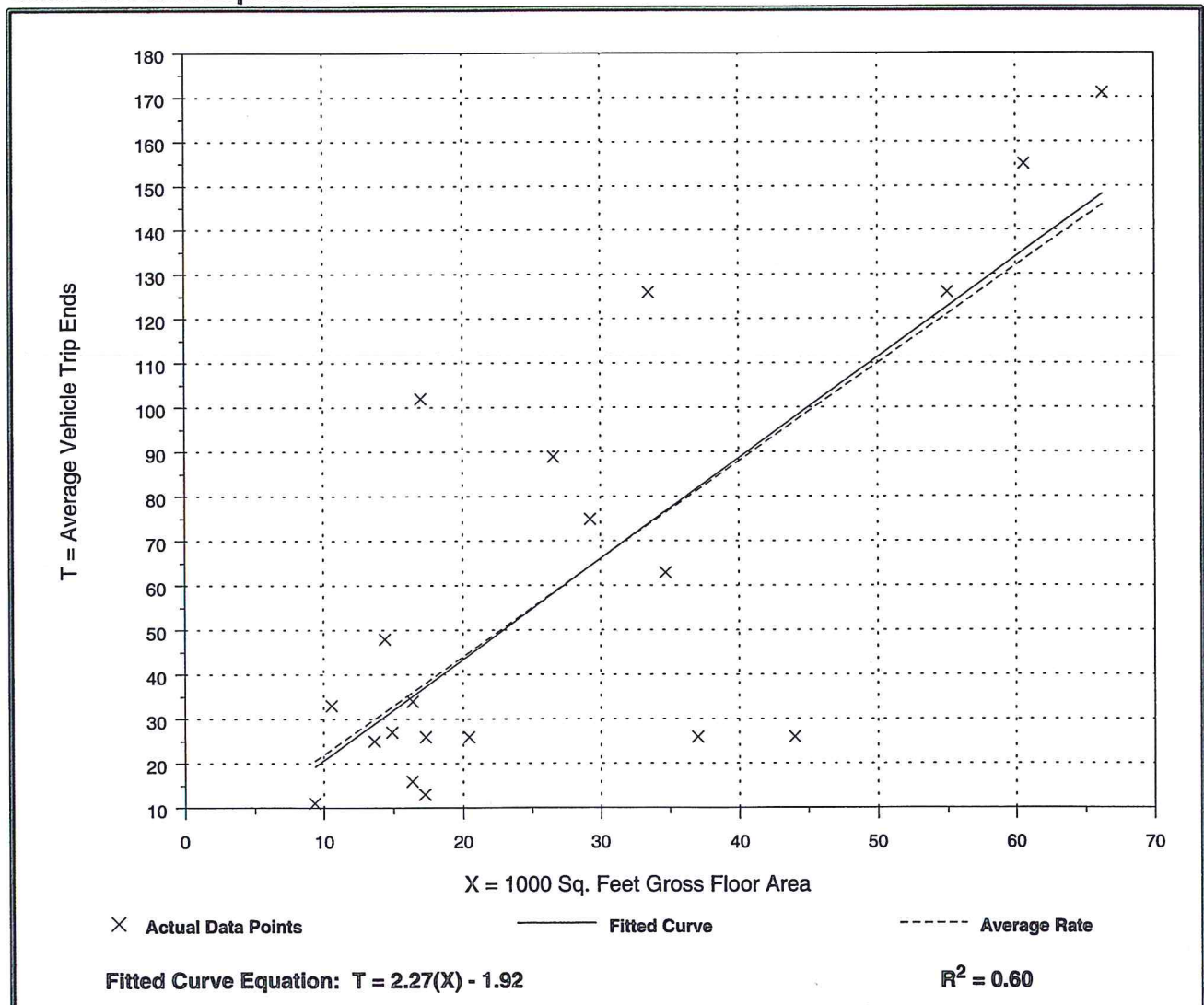
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
A.M. Peak Hour of Generator

Number of Studies: 20  
Average 1000 Sq. Feet GFA: 28  
Directional Distribution: 56% entering, 44% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.20	0.59 - 6.00	1.85

## Data Plot and Equation



# New Car Sales (841)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
P.M. Peak Hour of Generator

Number of Studies: 21  
Average 1000 Sq. Feet GFA: 28  
Directional Distribution: 45% entering, 55% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.72	0.89 - 5.41	1.96

## Data Plot and Equation

